

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

TUESDAY 9:00 A.M. SEPTEMBER 26, 1995

PRESENT:

Jim Shaw, Chairman
Steve Bradhurst, Vice Chairman
Joanne Bond, Commissioner
Mike Mouliot, Commissioner
Grant Sims, Commissioner

Judi Bailey, County Clerk
John MacIntyre, County Manager
Madelyn Shipman, Legal Counsel

The Board met in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 E. Ninth Street, Reno, Nevada. Following the pledge of allegiance to the flag of our Country, the Clerk called the roll and the Board conducted the following business:

AGENDA

In accordance with the Open Meeting Law, on motion by Commissioner Bradhurst, seconded by Commissioner Mouliot, which motion duly carried, Chairman Shaw ordered that the agenda for the September 26, 1995 meeting be approved with the following amendments: Delete Item 16C - consideration of Contractual Letter of Intent with Energy Masters Corporation concerning comprehensive energy conservation for Washoe County buildings and facilities.

MINUTES

Commissioner Bond requested that language be added to the minutes of August 22, 1995 reflecting comments made regarding the Regional Wastewater Facilities Master Plan Agreement [BCC Item No. 95-794] relative to what would happen if an entity decides not to participate in the study.

On motion by Commissioner Bond, seconded by Commissioner Bradhurst, which motion duly carried, Chairman Shaw ordered that the minutes of the regular meeting of August 22, 1995 containing the requested language be approved.

PUBLIC COMMENTS

There was no response to the call for public comments.

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The Board convened as the Sierra Forest Fire Protection District.

95-880 1995/96 REVISED FINAL BUDGET AND CAPITAL PROGRAM - SIERRA FOREST FIRE PROTECTION DISTRICT

Bob Ashworth, Sierra Forest Fire Protection District, provided a copy of the Equipment Acquisition and Placement Plan from funds available through a Lease Purchase Program and budget reserves and responded to questions of the Board regarding the revised final budget and capital program.

Following discussion, upon recommendation of Jerry McKnight, Finance Division, on motion by Commissioner Bradhurst, seconded by Commissioner Bond, which motion duly carried, Chairman Shaw ordered that the 1995/96 Revised Final Budget and Capital Program for the Sierra Forest Fire Protection District be approved.

The Board reconvened as the Board of County Commissioners

95-881 SPECIAL USE PERMIT CASE NO. SPW6-21-95 - HUNTER CREEK WATER STORAGE FACILITY/SIERRA PACIFIC POWER (APN 09-030-0523) - APPEAL

9:30 a.m. This was the time set for continuance of public hearing on September 12, 1995 [BCC Item No. 95-827] to consider the appeal of Dr. John Dooley and Stephen S. Smith from the recommendation of the Washoe County Planning Commission to conditionally approve Special Use Permit Case No. SPW6-21-95, a request by Sierra Pacific Power Company to convert the Hunter Creek Facility, an existing water treatment facility, to a storage reservoir, located at 4900 Ross Drive, southeast of Mayberry Drive and Plateau Road, on a +35.83-acre parcel, designated Public/Semi-Public Facilities (PSP) within the Southwest Truckee Meadows Area Plan and situated within Section 20, T19N, R19E, MDM, Washoe County, Nevada.

Ron Kilgore, Department of Development Review, advised that Stephen S. Smith and Dr. John Dooley have requested that their appeals be withdrawn.

Chairman Shaw called on those wishing to speak and there being no response the public hearing was closed.

Commissioner Bradhurst commended the West Truckee Meadows CAB on forming an ad hoc landscaping committee that worked with County staff, Sierra Pacific Power, and residents to reach a satisfactory conclusion.

A discussion ensued relative to the conditions of approval and comments contained in the letter received from William Welch, Chairman of the West Truckee Meadows Citizens Advisory Board, which was placed on file with Clerk, and Mr. Kilgore responded to questions of the Board.

On motion by Commissioner Bradhurst, seconded by Commissioner Sims, which motion duly carried, Chairman Shaw ordered that, as the appellants withdrew the appeal, the appeal be denied and Special Use Permit Case No. SPW6-21-95 for Hunter Creek Water Storage Facility/Sierra Pacific Power Company, be granted, subject to the following conditions:

UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES. ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF DEVELOPMENT REVIEW.

COMPLIANCE WITH THE CONDITIONS OF THIS SPECIAL USE PERMIT IS THE RESPONSIBILITY OF THE APPLICANT, HIS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE SPECIAL USE PERMIT MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.

WASHOE COUNTY RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD THEY DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.

GENERAL CONDITIONS

1. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Department of Development Review shall be responsible for determining compliance with this condition.
2. The applicant shall complete construction of all structures used to further the operation within two years from the date of approval by Washoe County.
3. A copy of the Final Order stating conditional approval of this special use permit shall be attached to all applications for administrative permits issued by Washoe County.

4. A copy of the dam permit from the State of Nevada and a copy of the stormwater discharge permit from the Nevada Department of Environmental Protection shall be provided to the Engineering Division prior to issuance of a grading permit.

5. The project entrance shall be redesigned to facilitate large truck turning movements. The Department of Development Review shall determine compliance with this condition.

6. Prior to ground-disturbing activity, the developer shall submit a Construction Traffic Haul Route Plan to the County Engineer for review and approval. When existing roadways are to be used as construction haul routes, the Engineering Division requires a geotechnical exploration and analysis to determine load supporting capabilities and, in accordance with the geotechnical report, may require reconstruction sufficient to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavements.

7. Prior to a final inspection of the facility by Washoe County the applicant shall submit a security, lighting, hazardous chemicals handling, and flood mitigation plan for the facility to the Department of Development Review for review and approval after consultation with the West Truckee Meadows Citizens Advisory Board.

8. Within 60 days of the issuance of a grading permit, the applicant shall provide final landscape, irrigation, and lighting plans in substantial compliance with those preliminary plans approved as a part of this special use permit. Within 60 days of the issuance of a grading permit the applicant shall also provide financial assurances in favor of Washoe County for the completion of all landscaping, irrigation, and lighting plans within 6 months of the completion of the facility.

9. Assurances shall be provided for the perpetual maintenance of the landscaping and irrigation. Suitable assurance measures may include one or a combination of the following:

A. Dedication to the Juniper Ridge Homeowners Association, along with provisions to fund the perpetual maintenance of the dedicated facilities.

B. After final acceptance of the landscaping, a contract, covenant, or agreement with Washoe County providing Washoe County the right to enforce said instrument, committing the applicant to perpetually fund the maintenance at appropriate service levels.

10. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Development Review to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Department of Development Review of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

95-882 DISCUSSION - REGIONAL ROAD IMPACT FEE SYSTEM ORDINANCE, CAPITAL IMPROVEMENTS PROGRAM, INTERLOCAL AGREEMENT AND ADMINISTRATIVE MANUAL

9:30 a.m. This was time set for discussion of issues regarding the Regional Road Impact Fee System Ordinance duly published in accordance with the Open Meeting Law.

Greg Krause, Planning Manager, Regional Transportation Commission, provided written information and conducted a viewfoil presentation of the Regional Road Impact Fee System and responded to questions of the Board. He stated that the Regional Road Impact Fee System will be a real benefit to the region to provide for needed infrastructure; that it represents an equitable system to pay for needed road improvement, is a mechanism that adjusts to growth in the community, and allows for all entities to share proportionately in the cost of the roads; that the document can be revised and will be updated at least every two years, which updates must be approved by RTC, Washoe County, Sparks, and Reno; and that the funds would be administered by the RTC, but projects are distributed throughout the community and each entity would review and approve the projects on an annual basis.

Chairman Shaw opened the public hearing and called on those wishing to speak.

Sam McMullen, representing a consortium of gaming companies, spoke in support of the program and noted that it represents only a

portion of roadway funding needs. David Howard, Reno/Sparks Chamber of Commerce, stated that their organization is in support of the program. Paul Curtis, Lewis Homes, commended RTC for their efforts in the development of the program and commented that it is important to recognize that the regional impact fee program is intended to pay for new growth needs, and other resources will be needed to meet all requirements. Robert Sader, representing Hawco Development, Inc., stated that they support the impact fee program, and along with their commitment to double fees they expect some commitments from government to allow master plan uses to continue, as the future road needs for new development are provided for in the program. Perry DiLoreto, representing Nevada TriPartners and Damonte Ranch, spoke in support of the proposed regional impact fee ordinance and complemented RTC for their efforts in shepherding this process. He discussed how the impact fees could and should be used for the benefit of the entire community and their efforts in negotiating with the Nevada Department of Transportation regarding the Zolezzi Lane interchange. He advised that an overpass will be constructed at that location but no on and off ramps are committed at this time.

There being no one else wishing to speak, Chairman Shaw closed the public hearing. Chairman Shaw commented that this effort is an example of the community coming together and working with the Board on problems and solutions in the community.

95-883 AGREEMENT WITH LIFESTYLE HOMES - ROAD CONSTRUCTION AND REIMBURSEMENT OF TRANSPORTATION IMPACT FEES - SUN VALLEY/SPANISH SPRINGS INTERTIE

Bob Katai, Department of Development Review, reviewed background information and advised that staff is in support of the proposed agreement.

Robert Sader, representing Lifestyle Homes, provided maps and reviewed the location of the planned Sun Valley/Spanish Springs intertie and the properties that will be affected by its construction. He discussed right-of-way issues and the eminent domain provision contained in the agreement and advised that each of the four affected private property owners have indicated orally that they are prepared to sign the easements and an offer of dedication for the road once it is constructed, noting that the road represents a huge improvement that will increase the land value significantly and which the property owners do not have to pay for. Mr. Sader responded to questions of Commissioner Bradhurst regarding the provisions in the agreement for the ITFCP fee reimbursements.

Commissioner Bond thanked Bob Lissner and Lifestyle Homes for constructing this badly needed road.

Commissioner Sims disclosed that the title company he is employed by does work with Lifestyle Homes, and the District Attorney's Office has advised him there is no conflict of interest in this regard.

On motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that the Road Construction and ITFCP Fee Reimbursement Agreement between Washoe County and Lifestyle Homes concerning reimbursement of transportation impact fees related to the construction of the Sun Valley/Spanish Springs Intertie be approved and Chairman Shaw be authorized to execute.

Commissioner Bradhurst requested that the acquisition of right-of-way be accomplished as soon as possible and Mr. Sader advised that the easements and offers of dedication have been drafted and will be distributed to the parties by the end of this week.

95-884 APPOINTMENTS - REGIONAL WATER PLANNING COMMISSION

Chairman Shaw conducted interviews with the following domestic well owner applicants for appointment to serve on the Regional Water Planning Commission:

- Brett Whitford
- Louis Christensen
- Fred Stone
- Michael DeMartini
- Arthur O'Connor
- Paul Neuffer

Chairman Shaw advised that Chuck Marks was out of town today and the Board has also received and reviewed the resume submitted by Russ Quinn who was not present for the interview process. He stated that all the applicants were excellent.

Following deliberation, on motion by Commissioner Bradhurst, seconded by Commissioner Bond, which motion duly carried, Chairman Shaw ordered that Paul Neuffer be appointed to the Regional Water Planning Commission as a voting member representing Washoe County domestic well owners.

Following further deliberation, on motion by Commissioner Sims, seconded by Commissioner Bond, which motion duly carried, Chairman Shaw ordered that Michael DeMartini be appointed to the Regional Water Planning Commission as an alternate representing Washoe County domestic well owners.

95-885 CONSTRUCTION CONTRACT - WADSWORTH WATER SYSTEM PHASE 2A

This item was continued from September 12, 1995 [BCC Item No. 95-846] for consideration of award of construction contract for the Wadsworth Water System Phase 2A Improvements for the Utility Division.

The following is a summary of bids received:

Dossey Construction Excavating	\$174,341.35
Mike's Trenching, Inc.	\$192,846.00
Interstate Utility Constructors	\$231,504.00

John Collins, Chief Sanitary Engineer, provided additional information requested by the Board at yesterday's caucus, reviewed the history of the Wadsworth Water System, and discussed alternatives for financing the project. A discussion commenced regarding the possible sale of water rights to finance the project and Mr. Collins advised that, pursuant to prior Board direction, staff is in the process of preparing a report relative to the highest and best use of water rights.

Upon inquiry of Commissioner Bond, Mr. Collins advised that, if the project is approved today, funding would come from the interfund loan which has already been authorized by the Board, and any interfund loan funds used must be replaced by June 27, 1996.

Commissioner Sims commented that he is in favor of awarding the bid if the money comes from the interfund loan but does not want to make a decision relative to the sale of any water rights to finance the project until staff's report has been presented to the Board for review.

Commissioner Bradhurst stated that the Board needs to carefully consider all expenditures in light of the action taken last week to approve the addition of 20 personnel in the Sheriff's Office.

Following further discussion, upon recommendation of John Collins, Chief Sanitary Engineer, through Craig McConnell, Public Works Director, on motion by Commissioner Sims, seconded by Commissioner Bond, which motion duly carried, it was ordered that the bid for construction of the Wadsworth Water System Phase 2A Improvements be awarded to the lowest, responsible, responsive bidder, Dossey Construction and Excavating, in the amount of \$174,341.35 and Chairman Shaw be authorized to execute the contract documents upon their receipt; and that the Chief Sanitary Engineer be authorized to issue the Notice to Proceed.

95-886 AWARD OF BID NO. 1868-95 - TELEPHONES AND TELEPHONE SYSTEM PARTS - TELECOMMUNICATIONS

This was the time to consider award of bid, Notice to Bidders for receipt of sealed bids having been published in the Reno Gazette- Journal on July 28, 1995 for Telephones and Telephone system parts on behalf of the Telecommunications Division of the General Services Department. Proof was made that due and legal Notice to Bidders had been given.

Bids, copies of which were placed on file with the Clerk, were received from the following vendors:

CMS Communications, Inc.
Pacific States Communications
Vision Communication Services, Inc.

Tessco, Inc., Telecommunication Services Installation and Wedco, Inc. submitted "No-Bid" responses. Enhanced Communications, Inc., Graybar Electric, Inc., GTE Supply, Integrated Communications, Lan-Tech Inc., NEC Business Communications, Southwestern Communications, Inc. and Wiltel Communication Systems, Inc. failed to respond to the invitation to bid.

Upon recommendation of John Balentine, Purchasing and Contract Administrator, on motion by Commissioner Bradhurst, seconded by Commissioner Bond, which motion duly carried, Chairman Shaw ordered that Bid No. 1868-95 for Telephone and Telephone System Parts for the Telecommunications Division of the General Services Department be awarded as follows:

Bidder		
Bid Item #	Description/Part #	Cost per Each
CMS Communications		
4.	560110	\$ 53.50
5.	560130	133.00
8.	700330	44.50
9.	700340	33.50
10.	700360	8.80
16.B	240203 Refurbished	490.00
17.	240239	1,600.00
25.B	241155 Refurbished	72.00

27.B	241245 Refurbished	70.00
28.B	241255 Refurbished	50.00
29.B	241265 Refurbished	450.00
31.B*	241345 Refurbished	198.00
33.B	242020 Refurbished	63.00
35.B	242055 Refurbished	240.00
36.B	241260 Refurbished	290.00
41.B	8-1D-8 Refurbished	65.00
42.B	551420 Refurbished	125.00
Pacific States Comm.		
1.	23smn007	300.00
2.	10smn200	150.00
3.	10smn202	195.00
6.	560150	215.00
6.B	560150 Refurbished	145.00
7.	560201	155.00
11.	32 Port/Ser.	1,300.00
12.	32 Port/Exp.	525.00
12.B	32 Port/Exp. Refurb.	380.00

13.	700242	225.00
13.B	700242 Refurbished	175.00
14.	700250	120.00
14.B	700250 Refurbished	80.00
15.	700280	120.00
15.B	700280 Refurbished	80.00
Vision Comm. Services		
11.B	32 Port/Ser.	594.00
16.	240203	2,200.00
17.B	240239Refurbished	1,425.00
18.B	551200 Refurbished	105.00
19.	560250	225.00
20.	560250	225.00
21.	240101	1,200.00
21.B	240101 Refurbished	158.00
22.	240110	700.00
22.B	240110 Refurbished	175.00
23.	240111	1,600.00
23.B	240111 Refurbished	1,350.00

24.	240230	1,600.00
24.B	240230 Refurbished	299.00
25.	241155	895.00
26.	241180	799.00
26.B	241180 Refurbished	199.00
27.	241245	499.00
28.	241255	650.00
30.B	241320 Refurbished	198.00
31.B*	241345 Refurbished	198.00
32.B	241346 Refurbished	198.00
34.B	242111 Refurbished	97.00
37.B	242060 Refurbished	249.00
38.B	242070 Refurbished	249.00
39.	240232	1,598.00
40.B	551480 Refurbished	33.00

*Bid Item 31.B was bid exactly the same by two different bidders, CMS Communications and Vision Communication Services and Washoe County reserves the right to utilize either of these vendors in procuring bid item 31.B when the action is in the best interest of Washoe County.

It was further ordered that bid items 18.A, 29.A, 30.A, 31.A, 32.A, 33.A, 34.A, 35.A, 36.A, 37.A, 38.A, 40.A, 41.A and 42.A be rejected as the items did not receive consideration from any of the responding bidders because they are not available at this time; and that the Purchasing and Contracts Administrator procure the parts on an "as needed" basis during the term of the agreement through July 31, 1996.

It was noted that the estimated value of the awarded bid is approximately \$30,000.

95-887 AWARD OF BID NO. 1879-95 - COUNTY GOLF COURSE CLUBHOUSE AND PATIO ROOF REPLACEMENT - BUILDING AND GROUNDS

This was the time to consider award of bid, Notice to Bidders for receipt of sealed bids having been published in the Reno Gazette- Journal on August 21, 1995 for the Washoe County Golf Course clubhouse and patio roof replacement for the Building and Grounds Division of the General Services Department. Proof was made that due and legal Notice to Bidders had been given.

Bid, copy of which was placed on file with the Clerk, was received from the following vendor:

Scott Roofing

Alpine Roofing, Central Coating Company, D D Contractors, Inc., Gurr's Roofing, Horizon Roofing, Inc., Morrison-Hope Companies, Inc., NCR Roofing Waterproofing, Roof Crafters, Inc., Sparks Roofing and Siding, and Van Dyne and Son's Roofing failed to respond to the invitation to bid.

Upon recommendation of John Balentine, Purchasing and Contract Administrator, on motion by Commissioner Bond, seconded by Commissioner Bradhurst, which motion duly carried, Chairman Shaw ordered that Bid No. 1879-95 for the Washoe County Golf Course Clubhouse and Patio Roof Replacement on behalf of the Buildings and Grounds Division of the General Services Department be awarded to the sole bidder, Scott Roofing, in the net amount of \$21,362.00.

It was noted that although only a single bid was received for this project, the bid price offered is considered to be good, and is less than the anticipated cost; that the poor bid response was due to several factors, including the fact that some of the roofing contractors solicited did not offer wood shake roofing, others had prior commitments, and one contractor reported they were unable to obtain a bid surety in time to submit their bid.

95-888 AWARD OF BID NO. 1883-95 - COMBINATION DUMP BODY/MATERIAL SPREADERS AND REVERSIBLE SNOW PLOWS - EQUIPMENT SERVICES

This was the time to consider award of bid, Notice to Bidders for receipt of sealed bids having been published in the Reno Gazette- Journal on September 11, 1995 for Combination Dump Body/Material Spreaders and Reversible Snow Plows on behalf of the Equipment Services Division of the General Services Department. Proof was made that due and legal Notice to Bidders had been given.

Bids, copies of which were placed on file with the Clerk, were received from the following vendors:

Choquettes Son Truck Body

Lodi Equipment

Jordan's Thermo King, Inc. dba Jordan's Truck Trailer, submitted a late bid, and Heil West, Inc., Kodiak Northwest, and Silver State International failed to respond to the invitation to bid.

The Board discussed issues relative to the budget, funding restrictions, and the equipment replacement policy. Commissioner Mouliot

commented that the equipment replacement policy may need to be revised as he feels some equipment is replaced long before its life expectancy is over. Robert Jasper, Assistant County Manager, advised that the County has a normal replacement policy and the conversion policy to make equipment capable of performing multiple purposes has been very efficient; and that he will look at the policy more closely. Commissioner Sims commented that the Board has agreed that a review of the approved budget is needed in terms of the Board's approval last week of additional personnel in the Sheriff's Office.

Mike Sullens, Purchasing Department, reviewed budget issues relative to this item and advised that the dump bodies on existing trucks will be taken off and a combination spreader unit will be put on for dumping and spreading sand, and snow plows will be put on the front.

Commissioner Bradhurst commented that the reversible snow plows at the Incline Village Road Department were invaluable last winter.

Commissioner Bradhurst moved that staff's recommendation to award the bid be approved, and Commissioner Bond seconded the motion. Commissioner Sims stated that he feels this item should be continued until such time as the Board has reviewed the budget and budget priorities are established. Commissioner Mouliot and Chairman Shaw agreed and Commissioner Bradhurst withdrew his motion.

On motion by Commissioner Bradhurst, seconded by Commissioner Bond, which motion duly carried, Chairman Shaw ordered that Bid Item No. 1883-95 for Combination Dump Body/Material Spreaders and Reversible Snow Plows be continued.

95-889 TRAVEL

On motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, Chairman Shaw ordered that the following travel requests and advancement of travel funds be approved:

Name	Department	Destination	Date	Amount
K. Carmel	Sheriff	Salem, OR	10/3/95 - 10/6/95	\$796.00
M. Jordan	Health	Folsom, CA	10/31/95- 11/3/95	\$613.50
M. Wright	Sheriff	Los Angeles, CA	10/16/95 - 10/19/95	\$483.00

95-890 NEW CLASSIFICATIONS (TWO) - UTILITY DIVISION AND SOCIAL SERVICES - PERSONNEL

Upon recommendation of the Personnel Committee and the Personnel Division, on motion by Commissioner Bond, seconded by Commissioner Bradhurst, which motion duly carried, Chairman Shaw ordered that in accordance with Section 5.095 of the Washoe County Code the following new classifications be approved:

Mechanic - Utility Division,
code 3012, grade W170 (\$27,726.40 - \$36,753.60)

Case Compliance Reviewer - Child Protective Services,

code 6138 grade Y230 (\$38,126.40 - \$50,856.00)

95-891 BILL NO. 1114 - AMENDING CHAPTER 110 (DEVELOPMENT CODE) - ACCESSORY STRUCTURES AND DWELLINGS, OFF-STREET PARKING, FENCE HEIGHTS, AND SETBACKS

Bill No. 1114, entitled "AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE (DEVELOPMENT CODE) TO AMEND ARTICLE 206, HIGH DESERT AREA, ARTICLE 218, SUN VALLEY AREA, ARTICLE 300, REGULATION OF USES: TITLE AND CONTENTS, ARTICLE 306, ACCESSORY USES AND STRUCTURES, ARTICLE 312, FABRICATED HOUSING, ARTICLE 400, DEVELOPMENT STANDARDS: TITLE AND CONTENTS, ARTICLE 406, BUILDING PLACEMENT STANDARDS, ARTICLE 410, PARKING AND LOADING, AND ARTICLE 804, VARIANCES, AND OTHER MATTERS PERTAINING THERETO" was introduced by Commissioner Bradhurst on behalf of the Board as a whole, the title read to the Board and legal notice for final action of adoption was directed.

95-892 APPOINTMENT - MT. ROSE/GEIGER GRADE CITIZEN ADVISORY BOARD

Upon recommendation of Leslie Roylance, Department of Comprehensive Planning, on motion by Commissioner Sims, seconded by Commissioner Mouliot, which motion duly carried, Chairman Shaw ordered that Lester M. McKay be appointed as the Hidden Valley Homeowners Association (HVHOA) representative to the Mt. Rose/Geiger Grade Citizen Advisory Board, with term to expire June 30, 1996.

It was noted that this appointment will fill the position vacated by Milus Scruggs, the present HVHOA representative; and that the HVHOA recommended Mr. McKay as their representative.

95-893 CORRECTION OF FACTUAL ERRORS - 1995 SECURED TAX ROLL (TWO)

Upon recommendation of Jean Tacchino, Assistant Chief Deputy Assessor, on motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, Chairman Shaw ordered that Roll Change Request Nos. 244 and 245, correcting factual errors on tax bills already mailed for the 1995 Secured Roll be approved for the reasons indicated thereon and mailed to the property owners, a copy of which is on file in the Clerk's office.

95-894 PARCEL SPLIT - COIT CORPORATION - APN 001-272-02, 26, 28, 29, 30 AND 005-010-50 - 1995/96 FISCAL YEAR - ASSESSOR

Madelyn Shipman, Legal Counsel, responded to questions raised at yesterday's caucus and advised that the recommended action does not represent a splitting or adding of parcels but is a procedure provided for by law to reopen the rolls; that there was a record of survey and there were some minor boundary line adjustments and some parcels were sold, and this will properly apportion the actual tax bill; and that the property is located within the City of Reno and was properly submitted.

The Board discussed more appropriate wording on future recommendations of this type so that the request would be clearly understood.

Following discussion, upon recommendation of Jean Tacchino, Assistant Chief Deputy Assessor, on motion by Commissioner Bond, seconded by Commissioner Bradhurst, which motion duly carried, it was ordered that the request of the Coit Corporation to split Parcel Nos. 001-272-01, 26, 28, 29, 30 and 005-010-50 for FY 1995/96 be granted, and the following order be approved and Chairman Shaw be authorized to execute on

behalf of Washoe County:

ORDER - Directing the County Treasurer to Apportion Property Tax

WHEREAS, the Board of County Commissioners of Washoe County has the authority to direct the County Treasurer to divide and prorate the assessment and tax as same appears on the property tax rolls.

WHEREAS, Coit Corporation has made application to the County Treasurer to divide and prorate the assessment and tax on assessor's parcel number 001-272-02, 26, 28, 29, 30, and 005-010-50.

WHEREAS, an offer to tender the prorated tax when due and owing has been made.

WHEREAS, this Board has determined how the assessment and tax should be apportioned between the parcels.

IT IS HEREBY ORDERED THAT:

1. Each officer who has custody of the tax or assessment roll for the year for which the offer to tender has been made and for each subsequent year divide and prorate the assessment and tax as follows:

APN 001-272-34	NAME American Stores Properties, Inc.		
LAND \$273,435	IMP \$ - 0 -	PERS \$ - 0 -	TOTAL \$273,435.00
APN 001-272-35	NAME Coit Corporation		
LAND \$219,542	IMP \$ - 0 -	PERS \$ - 0 -	TOTAL \$219,542.00
APN 001-272-36	NAME Bank Building, Inc.		
LAND \$204,295	IMP \$311,407.00	PERS \$ - 0 -	TOTAL \$515,702.00
APN 001-272-37	NAME Coit Corporation		
LAND \$ 73,178	IMP \$ - 0 -	PERS \$ - 0 -	TOTAL \$ 73,178.00
APN 001-272-38	NAME Albertson's, Inc.		
LAND \$654,220	IMP \$ - 0 -	PERS \$ - 0 -	TOTAL \$654,220.00
APN 001-272-39	NAME Coit Corporation		
LAND \$168,315	IMP \$ - 0 -	PERS \$ - 0 -	TOTAL \$168,315.00
APN 001-272-40	NAME Coit Corporation		
LAND \$170,145	IMP \$ - 0 -	PERS \$ - 0 -	TOTAL \$170,145.00
APN 001-272-41	NAME Coit Corporation		
LAND \$155,509	IMP \$ - 0 -	PERS \$ - 0 -	TOTAL \$155,509.00

APN 005-010-60

NAME The Sharon Corporation, Et Al

LAND \$288,602

IMP \$ - 0 -

PERS \$ - 0 -

TOTAL \$288,602.00

- 2. The County Treasurer accept the prorated tax when tendered and apply it to the proper parcel.
- 3. The County Assessor assess each parcel separately thereafter.
- 4. The Clerk of the Board mail a copy of this order to the owner of each parcel and to the person offering to tender payment.

95-895 RESOLUTION - AUCTION OF 1995 TAX DELINQUENT LANDS HELD IN TRUST

Upon recommendation of James Gale, Department of Public Works, through Craig McConnell, Director, Department of Public Works, on motion by Commissioner Bond, seconded by Commissioner Bradhurst, which motion duly carried, it was ordered that the County Treasurer be authorized to auction all tax delinquent lands held in trust, with the exception of parcels listed on Exhibit "A" attached to the agenda memorandum and placed on file with the Clerk. It was further ordered that the following Resolution regarding same be adopted and Chairman Shaw be authorized to execute on behalf of the Commission:

RESOLUTION of the Board of County Commissioners of the County of Washoe, Nevada, pertaining to disposition of tax delinquent parcels of real property

WHEREAS, pursuant to NRS 361.603, local governments are permitted to acquire tax delinquent properties held in trust by the treasurer of their county by virtue of a deed made pursuant to the provisions of Chapter 361 of NRS; and

WHEREAS, the properties described herein, being tax delinquent, are held in trust by the Washoe County Treasurer, by virtue of deed made pursuant to Chapter 361 of NRS; and

WHEREAS, the Board of County Commissioners of Washoe County hereby determines that the public interest will best be served by the sale of this property to governmental units.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY AS FOLLOWS:

- 1. The Washoe County Treasurer is hereby directed to give notice of intention to sell tax delinquent properties described in paragraph 3 herein, to the last known owner or owners of said property, or their heirs or devisees, in the manner provided by law.
- 2. If the owner or owners of the parcels described in paragraph 3 herein, or their heirs or devisees, fail to redeem the property within the time allowed by law, the Washoe County Treasurer shall transfer ownership of said property to the governmental units in a manner prescribed by law.
- 3. Tax delinquent parcels to be sold to governmental units

a. Washoe County Parks and Recreation Department:

APNs:	
009-040-15 29	Aspen Glen Property
014-193-26	Plumas
016-720-22	Virginia Range
016-740-01 03	Virginia Range
023-061-06	Steamboat Ditch
023-090-24	Steamboat Ditch
038-222-02, 03 04	Truckee River Property
038-230-16, 17, 18 19	Truckee River Property
038-380-08, 09, 10	Peavine/Verdi Area
048-062-04	Mt. Rose
061-220-18	N. Washoe Massacre Lake
061-230-01, 20 21	N. Washoe Massacre Lake
066-070-02, 57, 70 73	N. Washoe
066-260-53	Open Space
071-130-03	N. Washoe Smoke Creek
074-040-32, 36, 44 48	
074-170-39, 44	
074-190-14	
074-200-11, 37 52	
074-221-14	
074-231-24 44	
074-270-02	
074-390-18	
074-411-16	
074-432-04	
074-441-02	
074-442-09	

080-671-34	Lemmon Valley
081-060-03	Peavine Golden Fleice
081-110-04, 05, 06 07	Peavine
084-332-03	Wadsworth Stamp Mill

b. The Washoe County Department of Comprehensive Planning

APNs:

055-060-25	West Washoe Valley
076-500-01	Monte Cristo Ranch
076-570-05	Monte Cristo Ranch
076-590-03	Monte Cristo Ranch

c. The Washoe County Utility Division

APN:
049-080-02

95-896 SEXUAL ASSAULT VICTIMS - MEDICAL CARE - PAYMENT

Pursuant to NRS 217.280 to 217.350, on motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, Chairman Shaw ordered that payments with funds from the District Attorney's account designated Sexual Assault Victims Expenses be authorized for initial emergency medical care and follow-up treatment for 10 victims of sexual assault in an amount totaling \$2,774.31, as set forth in a memorandum placed on file with the Clerk from Vickie Wedow, Administrative Assistant, District Attorney's office, dated September 8, 1995.

95-897 CHANGE ORDER NO. 3 - CONSTRUCTION CONTRACT - SUN VALLEY PARK RECREATION CENTER

Upon recommendation of Craig McConnell, Director, Department of Public Works, on motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, Chairman Shaw ordered that the Department of Public Works be directed to prepare Change Order No. 3 to the construction contract for the Sun Valley Park Recreation Center, in an amount not to exceed \$21,373.04 for accomplishment of the work described by the letter of September 15, 1995 from the Department of Parks and Recreation attached to the agenda memorandum; and that the Public Works Director be authorized to sign Change Order No. 3 and issue it to the contractor.

95-898 CONTINUING EDUCATION GRANT FROM STATE LIBRARY - MUSICAL WORKSHOP AND SIMPLE INSTRUMENTS - WASHOE COUNTY LIBRARY

Upon recommendation of Lisa Gianoli, Finance Division, on motion by Commissioner Bradhurst, seconded by Commissioner Bond, which motion

duly carried, Chairman Shaw ordered that the Continuing Education Grant from the State Library for the Washoe County Library in the amount of \$625 be accepted and the following account transactions be authorized:

Increase Account	Description	Amount
001-0305G-4301	Federal Contributions	\$625.00

It was noted that the grant will allow a professional musician/performer to instruct in the selection/construction and use of music and simple instruments in programming for children of various ages.

95-899 GRANT APPLICATION - STATE OF NEVADA, EMERGENCY RESPONSE COMMISSION, HAZARDOUS MATERIAL EMERGENCY PLANNING

Upon recommendation of Press Clewe, Emergency Management, on motion by Commissioner Bradhurst, seconded by Commissioner Bond, which motion duly carried, Chairman Shaw ordered that the application for a State of Nevada, Emergency Response Commission, Hazardous Material Emergency Planning grant in the amount of \$5,100 be approved.

95-900 BUDGET AMENDMENT - FISCAL YEAR 1995/96 AIDS PROGRAM - HEALTH DEPARTMENT

Upon recommendation of Dave Rice, District Health Officer, on motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, Chairman Shaw ordered that the amendment to the Fiscal Year 1995/96 AIDS Program in the amount of \$100,500 in federal funds be approved and the following account transactions be authorized:

Account Number	Description	Amount
002-1700-1712G-4301	Federal Funds	\$100,500.00
002-1700-1712G-7001	Salary	\$ 38,544.00
-7042	Group Insurance	2,701.00
-7043	Dependent Insurance	1,956.00
-7046	Workman Compensation	433.00
-7047	Unemployment Compensation	60.00
-7048	Retirement	7,228.00
-7050	Medicare	558.00

-7140	Other Professional Services	26,981.00
-7205	Minor Office Furniture	2,750.00
-7234	Meals Lodging	446.00
-7245	High Risk Supplies	1,300.00
-7261	Postage	500.00
-7307	Auto Expense	2,000.00
-7322	Copy Expense	500.00
-7364	Registration	2,500.00
-7375	Special Awards	1,000.00
-7382	Telephone	1,000.00
-7620	Travel	1,343.00
-7829	Personal Computer Hardware	8,700.00
	TOTAL	\$100,500.00

95-901 BUDGET AMENDMENT - FISCAL YEAR 1995/96 UNDERGROUND STORAGE TANK (UST) PROGRAM - HEALTH DEPARTMENT

Upon recommendation of Dave Rice, District Health Officer, on motion by Commissioner Bond, seconded by Commissioner Bradhurst, which motion duly carried, Chairman Shaw ordered that the amendment to the Fiscal Year 1995/96 Underground Storage Tank (UST) Program in the amount of \$2,000 in federal funds be approved and the following account transactions be authorized:

Account Number	Description	Amount
002-1700-1726G-4301	Federal Funds	\$2,000.00
002-1700-1726G-7001	Salaries	\$2,000.00

95-902 BUDGET AMENDMENT - FISCAL YEAR 1995/96 WOMEN, INFANT AND CHILDREN'S (WIC) MARKETING PROGRAM - HEALTH DEPARTMENT

Upon recommendation of Dave Rice, District Health Officer, on motion by Commissioner Bond, seconded by Commissioner Bradhurst, which motion duly carried, Chairman Shaw ordered that the amendment to the Fiscal Year 1995/96 WIC Marketing Program in the amount of \$108,744 in grant funds be approved and the following account transactions be authorized:

Account Number	Description	Amount
002-1700-1707G-4301	Federal Funds	\$108,744.00
002-1700-1707G-7001	Salaries	\$ 31,652.00
-7003	Overtime	(1,035.00)
-7042	Group Insurance	2,083.00
-7043	Dependent Insurance	2,080.00
-7046	Workmen's Compensation	373.00
-7048	Retirement	5,922.00
-7050	Medicare	453.00
-7140	Professional Services	73,667.00
-7222	Audio Visuals	(3,000.00)
-7213	Books/Subscriptions	(500.00)
-7222	Computer Supplies	(50.00)
-7230	Educational Materials	(4,650.00)
-7234	Meals Lodging	(600.00)
-7250	Office Supplies	(67.00)

-7261	Postage	(633.00)
-7307	Auto Expense	1,067.00
-7322	Copy Machine	(717.00)
-7329	Dues	(50.00)
-7330	Film Developing	(50.00)
-7357	Printing	(1,267.00)
-7364	Registration	200.00
-7382	Telephone	4,333.00
-7620	Travel	(467.00)
	TOTAL	\$108,744.00

95-903 AGREEMENT - CAMP DRESSER MCKEE, INC. - INVESTIGATION AND STUDY OF GROUNDWATER CONTAMINATION AND PREPARATION OF REMEDIATION PLAN - REMEDIATION DISTRICT

Leonard Crowe, Department of Comprehensive Planning, provided a copy of Senate Bill 489, Section 29, passed by the recent legislative session regarding the creation of a district for the remediation of the quality of water if the County or District Health Officer or administrator of the division certifies that a condition exists that affects the quality of water within the region. He advised that the County has received such certification from both the District Health Officer and the administrator of the State Division of Environmental Protection (EPA); and that the County is to put together a remediation plan for approval by the State EPA, which is the recommendation before the Board today; that the remediation plan will take approximately six months of consultant activity in cooperation with the Department of Comprehensive Planning, the Manager's Office, the Health Department, and the State EPA; and that when the plan has been approved the next step would be the creation of the district and the levying of assessments to go toward paying for clean up of the problem. Mr. Crowe responded to questions of the Board regarding the consultant selection process and advised that the initial study paid for by the State EPA addressed the scope of the problem and this study will address the most cost effective solutions to the problem; and that the wells are owned by Sierra Pacific Power Company, but the Hidden Valley Water System may experience similar problems because of the west to east groundwater flow across the Truckee Meadows.

Robert Jasper, Assistant County Manager-Finance provided financial information and advised that staff has recommended that the cost of the study be appropriated from the Water Management fund and an interfund loan be used to reimburse the Water Management fund; and that the

permanent funding mechanism for the district would ultimately come from bonds supported by revenue received from properties within the boundary of the remediation district.

Upon inquiry of Commissioner Mouliot, John Hester, Department of Comprehensive Planning, stated that the remediation will represent a long and very costly process and advised that staff does not have the needed expertise to conduct the investigation and do the modeling procedures, but will be providing assistance during the process.

Commissioner Bradhurst stated that SB489 requires that the Board go forward once the Health Department or the Division of Environmental Protection certify that a water quality problem exists; and that he thinks the Board is the right organization to do this, but is uncomfortable that certification is done by non-elected officials and then the Board is required to address the problem and temporarily fund the project until an assessment district is created to reimburse the cost.

Mr. Hester reviewed Senate Bill 489 concerning the remediation district and documentation distributed to the Board concerning estimated costs to the County for planning, study, implementation, operation and maintenance of the proposed remediation project and answered questions of the Board. He explained that the total cost of the project could approximate \$16,000,000; and that this is not limited to a \$226,000 study.

Commissioner Mouliot inquired if the legislation specifies that the Board is required to commission a study from an outside agency for this purpose and Mr. Hester advised that it does not indicate that a study be undertaken; and that the only requirement is the directive that a remediation plan be prepared for this purpose.

Commissioner Bond requested clarification on Section 5 of the legislation which states "that an owner or lessee of property within the district who did not cause or contribute to the condition which the district was created to remedy, is not subject to criminal or civil liability, including, without limitation, any liability for the cost of remediation or any related damage or injury caused by the condition, except to the extent of any unpaid assessments levied against the property," and Mr. Hester explained that this generally indicates that if an individual has participated in the remediation district and has paid the levy, then they have demonstrated a good faith effort, and therefore, would no longer be subject to any liability.

Madelyn Shipman, Assistant District Attorney, stated that an owner or lessee of property would be required to participate in this process as they are liable for the condition of their property; and that an incentive would be given to property owners who participate in this effort making them immune from liability as a property owner.

Tracy Bouvette, representing Comp, Dresser and McKee, Inc., discussed the history of the project, the scope of work, and various options available to the County concerning this project. He explained that the area of concern has significantly grown since initial data has been collected and as a result, there has not been a consistent evaluation of what is occurring; that the Corbett Street well located south of town has become contaminated and is no longer usable by Sierra Pacific Power Company; and that concerns regarding the number of studies that have been completed and the amount of money required to remedy this situation is due in part to these circumstances. Mr. Bouvette then reviewed a chart outlining the area of contamination and a handout concerning an overview of the downtown Reno Remediation District Project and answered questions of the Board.

Commissioner Bradhurst expressed concern regarding this process explaining that Clark County, specifically in the downtown area, is faced with a similar situation wherein a shallow aquifer exists that is contaminated. He explained that one of the property owners is removing the contamination; that there has been no charge to the individual for the expense of the clean-up operation; and that rather than receiving correspondence from the Nevada Division of Environmental Protection concerning this issue in downtown Reno, it would have been more appropriate if they had initially contacted the Board and perhaps Sierra could then have relocated their wells out of a contaminated area changing the place of use, not the manner of use, thereby eliminating the cost for studies and the creation of a remediation district.

Commissioner Mouliot spoke in opposition to the agreement stating that the Board found it too easy to commission another study in lieu of resolving the situation on their own.

Following discussion, on motion by Commissioner Sims, seconded by Commissioner Bradhurst, which motion duly carried, with Commissioner Mouliot voting "no," it was ordered that, pursuant to mandated legislation, an Agreement between Washoe County and Camp, Dresser McKee, Inc., concerning investigation and study of groundwater contamination and preparation of a remediation plan as the first step in the process of the establishment of a groundwater quality "Remediation District" be approved, and Chairman Shaw be authorized to execute.

Commissioner Bradhurst stated that if Sierra had expressed an interest in moving their contaminated well locations for the good of the community and attempted to exacerbate the situation, that the Nevada Division of Environmental Protection and the District Health Department would not have been so quick to involve Washoe County in the expense of cleaning up this situation. He suggested meeting with Lou Dodgon, Director, Division of Environmental Protection, and Dave Rice, District Health Officer, to ensure that the County does not receive any more correspondence that may tie their hands without first having the opportunity to discuss issues such as this.

Commissioner Sims then amended his motion to direct that discussions be held between the Board, the Nevada Department of Environmental Protection and the District Health Department concerning this issue. Commissioner Bradhurst seconded the motion and upon call for the question, Commissioners Mouliot and Bond voted "no."

95-904 AGREEMENT - CARLOS GONZALEZ - INTERPRETER SERVICES FOR RENO AND SPARKS JUSTICE COURTS - FINANCE

Upon recommendation of Brian Mirch, Finance Division, on motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that an Agreement between Washoe County and Carlos Gonzalez, concerning interpreting services for Reno and Sparks Justice Courts be approved, and Chairman Shaw be authorized to execute.

95-905 MODIFICATION OF ASSISTANCE AGREEMENT - U.S. DEPARTMENT OF THE INTERIOR (BUREAU OF RECLAMATION) - ARTIFICIAL RECHARGE DEMONSTRATION PROJECT - UTILITY

Upon recommendation of John Collins, Chief Sanitary Engineer, through Craig McConnell, Public Works Director, on motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that a Modification of Assistance Agreement between the County of Washoe and the United States Department of the Interior (Bureau of Reclamation), concerning provision of additional grant funding for the Artificial Recharge Demonstration Project, be approved in the amount of \$30,000.00 and Chairman Shaw be authorized to execute.

95-906 SOFTWARE AGREEMENTS - PROGRESSIVE SYSTEMS, INC., - CASE MANAGEMENT SYSTEMS - PUBLIC DEFENDER AND DISTRICT COURT

Upon recommendation of Robert Jasper, Finance Division, on motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that Software Agreements between Washoe County and Progressive Solutions, Inc., concerning case management systems for the Public Defender (\$102,195) and District Court (\$275,294), be approved, and Chairman Shaw be authorized to execute.

95-907 STATUS REPORT - SELECTION OF CONSULTANT TO CONDUCT PERFORMANCE AUDIT - MANAGEMENT INFORMATION SERVICES - FINANCE

County Manager, John MacIntyre, reviewed background information and answered questions of the Board concerning this item contained in a staff report dated September 8, 1995.

Upon recommendation of Robert Jasper, Finance Division, on motion by Commissioner Bradhurst, seconded by Commissioner Bond, which motion duly carried, Chairman Shaw ordered that a status report concerning the selection process for a consultant to conduct a performance audit of the Management Information Services Department, be accepted.

95-908 STATUS REPORT - NATIONAL DIGITAL GEOSPATIAL DATA FRAMEWORK

AND 2000 CENSUS PROJECTS - PLANNING

Upon recommendation of Kyle Anderson, Department of Comprehensive Planning, on motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, Chairman Shaw ordered that the status report on National Digital Geospatial Data Framework and 2000 Census projects which outlines three major geographic information system (GIS) projects be accepted; and that the continued participation by the Department of Comprehensive Planning concerning this effort, be endorsed.

COMMISSIONERS' COMMENTS

Commissioner Sims requested that a joint workshop be held with the Reno-Sparks Convention and Visitors Authority (RSCVA) concerning their mission statement as an attempt to identify common interests that may exist between the two Boards. He further requested that Jay Milligan, Executive Director of the RSCVA, be invited to attend the workshop.

There being no further business to come before the Board, the meeting adjourned at 2:00 p.m.

JAMES M. SHAW

Washoe County Commission

ATTEST: JUDI BAILEY, COUNTY CLERK